091.A	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,100 / 716,100
					USE VALUE:	716,100 / 716,100
					ASSESSED:	716,100 / 716,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEOH SOONCHONG
Owner 2:	SATTERFIELD MARGARET
Owner 3:	
Street 1:	166 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SALVATORE JOSEPH D -
Owner 2:	SALVATORE DONNA M -
Street 1:	166 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,810 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Vinyl Exterior and 1652 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6810.000	278,600	500	437,000	716,100
Total Card	0.156	278,600	500	437,000	716,100
Total Parcel	0.156	278,600	500	437,000	716,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.47 | /Parcel: 433.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 129177

GIS Ref

GIS Ref

Insp Date 12/15/08

!7458!

PREVIOUS ASSESSMENT

Parcel ID 091.A-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,600	500	6,810.	437,000	716,100	716,100	Year End Roll	12/18/2019
2019	101	FV	253,600	500	6,810.	443,300	697,400	697,400	Year End Roll	1/3/2019
2018	101	FV	253,600	500	6,810.	330,900	585,000	585,000	Year End Roll	12/20/2017
2017	101	FV	253,600	500	6,810.	299,700	553,800	553,800	Year End Roll	1/3/2017
2016	101	FV	253,600	500	6,810.	287,200	541,300	541,300	Year End	1/4/2016
2015	101	FV	231,900	500	6,810.	243,500	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	231,900	500	6,810.	231,000	463,400	463,400	Year End Roll	12/16/2013
2013	101	FV	231,900	500	6,810.	219,800	452,200	452,200		12/13/2012

PRINT

Date	Time
12/10/20	22:05:36

LAST REV

Date	Time
05/06/09	12:38:42

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7458

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALVATORE JOSEP	32436-341		9/29/2001		388,000	No	No		
SALVATORE JOSEP	32436-341		2/28/2001		388,000	No	No	4	
GALLAGHER JOSEP	26273-373		4/30/1996		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2006	897	Redo Bat	15,580			G8	GR FY08	RE DO BASEMENT BAT
10/18/2006	898	Redo Bat	14,985					
8/24/1998	623	Manual	6,000					VINYL SIDING
6/22/1992	255		6,500					12X20 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2008	Meas/Inspect	294	PATRIOT
1/17/2007	Permit Visit	BR	B Rossignol
5/4/2004	Info By Phon	BR	B Rossignol
5/14/2001	MLS	MM	Mary M
3/13/2000	Mailer Sent		
3/13/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	129177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6810		Sq. Ft.	Site		0	70.	0.92	5									437,010						437,000	

Total AC/HA: 0.15634 | Total SF/SM: 6810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,010 | Spl Credit | Total: 437,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00550008
Adj $ / SQ:	128.955
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339364
Depreciation:	60746
Depreciated Total:	278618

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

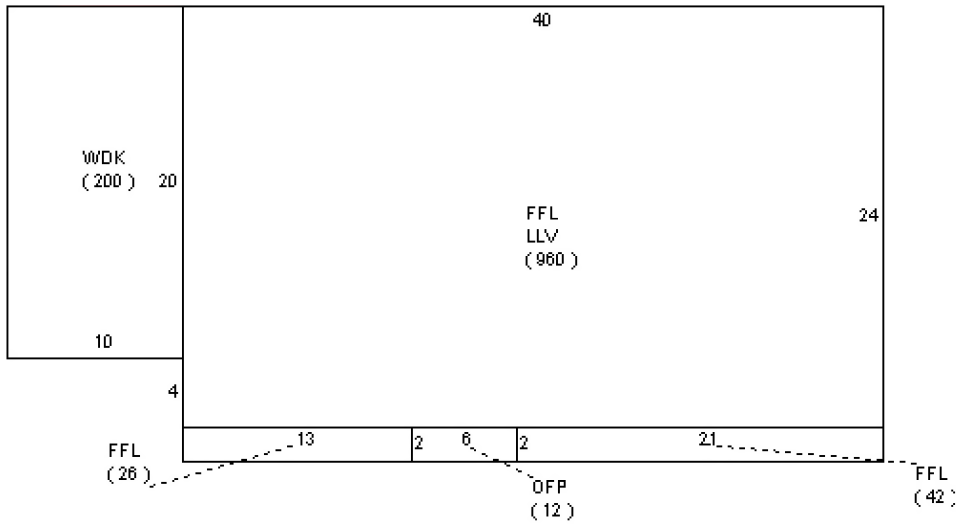
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.85
Special Features:	0	Val/Su Net:	126.64
Final Total:	278600	Val/Su SzAd	271.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,028	128.960	132,566
LLV	Lower Level	960	92.920	89,204
WDK	Deck	200	11.060	2,212
OFP	Open Porch	12	44.240	531

Net Sketched Area:	2,200			Total:	224,513
Size Ad	1028	Gross Are	2200	FinArea	1652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.A-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1990	5.38	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc